

EXHIBIT C

218,407.22

Lease	\$ 897,705.01
Sublease	\$ 107,677.16
Total	\$ 1,005,382.17

Effective December 16, 2008, the prime rate for Bank of America is 3.25%.

<http://www.bankofamerica.com/fairfax.php?m=2&date=17>